

The following Request for Proposals (RFP) pertains to the preparation of an Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program (MMRP), CEQA Findings and Statement of Overriding Considerations (if applicable).

I. INTRODUCTION

The City of Chula Vista (Lead Agency) has received an application to redevelop a 4.6 acre residential/commercial site located on the north side of H Street between Third Avenue and Fourth Avenue. As proposed, the project would require the approval of a specific plan, General Plan amendment, and rezone. The project is fully described in Attachment A to this RFP.

The Consultant will prepare an Environmental Impact Report under a three-party agreement with the City of Chula Vista and the applicant. The applicant will deposit necessary funds with the City of Chula Vista to cover the cost of the contract. The City, in accordance with the agreement, will reimburse the Consultant.

II. BACKGROUND

The project is located along H Street, a major thoroughfare within an urbanized area. The site is bordered on the north by residential land uses (see vicinity map). Commercial uses are located south of the site, as well as to the east and west.

An application for approval of the project has been prepared and submitted to the City of Chula Vista. The applicant will be submitting several associated technical reports. Pertinent documentation concerning the project will be made available for review by the consultant if requested. Attachment B provides a list of documents that are available for review. Please contact Steve Power at (619) 409-5864 if you wish to review documentation on file with the City.

III. SUBMITTAL REQUIREMENTS

The proposal deadline is no later than **4:00 p.m. on November 20, 2003**. Proposals submitted after the deadline will not be accepted in any form. Proposals shall be submitted to the Environmental Review Coordinator at the City of Chula Vista, Department of Planning and Building, 276 Fourth Avenue, Public Counter, Chula Vista, California, 91910.

Ten (10) single-spaced copies, no more than 50 pages in length excluding exhibits and appendices, are required for proposal submittal. Proposals should be as brief as possible, while adequately describing how the Consultant will approach the EIR work program. Proposal creativity is encouraged, but extravagance in proposal style and format is discouraged.

Proposals shall include the following:

- Letter of interest
- Understanding of the Project
- Scope-of-Work and Deliverables
- Schedule
- Summary of Qualifications
- Organizational Chart for Project Team
- Itemized Fee Schedule (broken down for each EIR section and person)
- Estimate of Hours to be Spent/Person/Subcontractor
- Statement of Offer
- Resumes (Prime and Subcontractors)
- Related Project Experience
- Client References

The proposal must contain a statement that the environmental documents prepared by the Consultant shall comply completely with the criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Admin. Code Section 15000 et seq.) as amended, the Environmental Review Procedures of the City of Chula Vista and the regulations, requirements and procedures of any other responsible public agency or any agency with jurisdiction by law. If there are any conflicts between the City of Chula Vista's requirements and those of any other agency, the City of Chula Vista's shall prevail when the City is the lead agency.

The proposal should contain a statement that the EIR and associated technical studies shall assemble all available data, originate new studies, and provide an assessment of the probable short- and long-term cumulative impacts of the project. The proposal should also contain a statement that the draft and final EIR shall provide an evaluation of all feasible mitigation measures, which could be carried out to reduce or eliminate adverse impacts of the proposed project. The EIR if required, as well as technical studies, where appropriate and as directed by City staff, shall also analyze all feasible alternatives to the project as proposed.

If there are mitigation measures or alternatives to the project which could reduce the adverse consequences of the project but which are infeasible, the Consultant shall cite in the candidate CEQA findings, the specific economic, social or other conditions which render the mitigation measure or alternatives infeasible. The candidate CEQA findings shall specify which mitigation measures have been incorporated into the project and which feasible mitigation measures have not, but which could be incorporated as part of the project. The CEQA candidate findings shall also identify feasible alternatives, which could reduce the adverse impacts but are not being proposed by the proponent.

The analysis proposed in the EIR shall include all the issues and elements identified in Attachment C to this RFP. If the Consultant has identified any other issues or elements,

which should be part of the EIR, they should be identified in the proposal. Attachment D provides the Draft Table of Contents for an EIR.

The Consultant will be expected to prepare all CEQA related notices. The City of Chula Vista will be responsible for posting, publishing or filing of notices, and distribution of the environmental document.

The scope of work should clearly identify the anticipated deliverables to be submitted to the City. The deliverables for the EIR should include, at a minimum, the following:

- Notice of Preparation
- Three Screencheck drafts with associated technical reports
- Draft EIR and MMRP
- Other CEQA Notices
- Responses to Comments
- Draft Candidate CEQA Findings and SOC
- Final EIR and final technical reports

The deliverables may also include periodic (bi-weekly, monthly) status reports as well as the preparation of meeting notes.

A project schedule has been included as part of the RFP package. The selected consultant will be required to meet the anticipated processing timeframes provided in this project schedule. The proposal shall also include an expanded project schedule, which includes the preparation and City review periods for any additional technical studies not provided by the applicant.

The proposal shall provide a statement of commitment of the proposer's technical resources and qualified spokesperson for preparation and attendance at any required public meetings/hearings, including but not limited to:

- Resource Conservation Commission meeting;
- Planning Commission hearing on the draft EIR;
- Planning Commission hearing on the final EIR and Candidate CEQA Findings;
and
- City Council hearing on the final EIR and Candidate CEQA Findings.

The proposal shall identify the Project Manager for the preparation of the draft and final environmental documents and Candidate CEQA findings. The proposal shall also include a list of subcontractors who will be hired, and if not currently on file with the City, their qualifications. In addition to general qualifications of the subcontractors, specific relevant experience of the Project Manager of each subcontracting firm shall be included in the proposal.

Statement of the Environmental Consultant and Signature – The proposal shall be signed by an individual authorized to bind the Consultant, and shall contain a statement to the effect that the proposal is a firm offer for a 120-day period. The proposal shall also provide the name, title, address and telephone number of individual(s) with authority to negotiate, and contractually bind the company for a minimum 120-day period and also who may be contacted during the period of proposal evaluation. The proposal shall contain a statement that all work will be performed at a “not to exceed” contract price which will become the fixed price upon completion of negotiations for an agreement.

IV. REQUIREMENTS AND AUTHORITY OF THE CITY OF CHULA VISTA

- A. All reports and pertinent data or materials prepared under this agreement shall be the property of the City of Chula Vista and may not be used or reproduced in any form without the explicit written permission of the City of Chula Vista.
- B. The proposer should expect to have access only to the public reports and public files of local government agencies in preparing the proposal or reports. The Consultant should anticipate no compilation, tabulation, or analysis of data, definition or opinion, etc., from the agencies unless volunteered by a responsible official in those agencies.
- C. This RFP does not commit the City to award a contract, to pay any costs incurred in the preparation of the proposal to this request, or to procure or contract for services or supplies. The City reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified source, or to cancel in part or entirely this RFP, if it is in the best interest of the City to do so. The City may require the selected proposer to participate in negotiations and to submit such price, technical or other revisions of their proposals as may result from negotiations.
- D. The selected Consultant will be required to sign the City’s standard three-party contract and the conditions established therein (a copy of which is attached).
- E. The City of Chula Vista reserves the right to terminate its contract with the Consultant at any time during the document preparation process, or when it is in the best interests of the City or any other public agency in accordance with the terms of the City’s standard three-party agreement.
- F. The Environmental Review Coordinator must receive ten (10) copies of the completed proposal by **4:00 p.m.** on **November 20, 2003**.
- G. The proposer will be notified by mail and/or telephone if selected for an interview.

V. CRITERIA FOR PROPOSAL ACCEPTANCE

Prime Consultants and their subcontractors must be able to demonstrate previous experience analyzing large-scale plans and programs. Familiarity with issues similar to

those anticipated with the proposed project should be highlighted. A demonstration of in-house staffing capabilities and technical resources, as well as other qualifications that would ensure the preparation of a high-quality, legally adequate CEQA document should be included. The following selection criteria will be utilized by the Consultant Selection Committee to evaluate qualification:

- A. A demonstrated ability to comply completely with the criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970, as amended (Pub. Res. Code Section 21000 et seq.); the State CEQA Guidelines, as revised January 1, 2001 (Cal. Adm. Code Section 15000 et seq.); and any other pertinent local, state and federal environmental statutes and guidelines.
- B. Current placement on the Chula Vista's Department of Planning and Building's "List of Qualified Environmental Consultants", or a demonstration of qualifications that would enable placement on that list by contract initiation (primes only).
- C. The willingness and ability to work as an extension of the City of Chula Vista staff during the entire EIR preparation and public review process and an understanding of the City of Chula Vista's policies and procedures.
- D. Previous experience preparing EIRs as well as knowledge of the environmental issues germane to a medium and large-scale development project.
- E. An ability, if selected, to enter into a standard City third-party contract with the City of Chula Vista and property owners and to avoid conflicts on this or any other public or private projects.
- F. A demonstrated ability to complete complex tasks within the parameters of a fast-paced performance schedule and within the terms of the contract.
- G. A demonstrated ability to implement creative solutions to complex environmental issues.
- H. An ability to prepare environmental documents that can be understood by an extremely varied audience.
- I. Access to modern office equipment, tools and technical resources necessary to ensure adequate contract performance, or an ability to obtain such resources prior to contract initiation.
- J. A record of outstanding performance providing professional environmental services and an ability to provide verification of that performance from previous public and/or private clients.

Primary regard will be given to the technical competence and ability of the Consultant as demonstrated in the proposal and in the statement of qualifications on file. The firm's willingness and ability to work closely with City staff, and the general aptness of the proposal will also be considered.

The contract will be awarded only to responsible prospective consultants. In order to qualify as responsible, a prospective consultant must, in the opinion of the Environmental Review Coordinator, meet the criteria listed above in addition to the following standards as they relate to this RFP:

- a. Have the necessary experience, organization, technical qualifications, skills and facilities, or have the ability to obtain them (including any subcontractor arrangements).
- b. Be able to comply with the proposed or required performance schedule.
- c. Be an Equal Opportunity Employer.
- d. Be otherwise qualified and eligible to receive an award under applicable laws and regulations.
- e. Have no current contracts with the applicant on this project or other related work.

VI. CONTRACT ADMINISTRATION

An Environmental Projects Manager, working on behalf of the City of Chula Vista, will be responsible for overseeing the administration of the EIR contract, in cooperation with the Chula Vista Environmental Review Coordinator. Contract administration will be conducted in accordance with Chapter 2.56 of the Chula Vista Municipal Code.

The selected Consultant will conduct document preparation under a standard three-party agreement with the City of Chula Vista, Consultant and the applicant(s). The applicant(s) will deposit funds with the City to cover all contract expenses associated with project costs. The successful Consultant will be reimbursed directly by the City of Chula Vista in accordance with the City's contracting procedures set forth in the "Chula Vista Municipal Code (Chapter 2.56). Candidates must be able to demonstrate an ability to provide detailed cost accounting information that clearly identifies how costs have been allocated between each party to the agreement.

VII. CONTRACT PRICE AND ALLOWABLE COSTS

The City of Chula Vista and the selected Consultant will negotiate the payment schedule. Payments will be tied to the successful and satisfactory completion of work tasks and deliverables as determined by the Environmental Review Coordinator and as set forth in the contract. A sample copy of the City's standard three-party contract is attached to this RFP (Attachment E). The selected Consultant shall furnish all of the labor, technical, administrative, professional and other personnel, as well as all supplies and materials, machinery, equipment, printing, vehicles, transportation, office space and facilities, calculations and other means, except as herein expressly specified to be furnished by the City or property owners, necessary or proper to perform and complete the work and provide the services required of the Consultant.

The proposal shall contain a statement that all work will be performed at a "not to exceed" contract price, and this will become the fixed price upon completion of contract negotiations. The Consultant may be asked to participate in contract negotiations. All applicable costs can be charged to this contract within the negotiated "not to exceed" price limit. Appropriate charges may include wages and salaries, overhead, travel, materials and subcontract costs.

Candidates should factor in the cost of supplying the City with the following number of documents if an EIR is required. Any printing in excess of that herein specified will be reimbursed on a time and materials basis with prior authorization from the Environmental Projects Manager, only.

- Twenty-five (25) total copies of the First Screencheck Draft EIR and Technical Appendices. Ten (10) copies in three-ring binders and the remainder bound. The First Screencheck Draft EIR shall be prepared in Microsoft Word 2000 and shall be printed at 1.5 spacing;
- Twenty-five (25) total copies of the Second Screencheck Draft EIR and Technical Appendices. Ten copies three-hole punched and the rest bound. The Second Screencheck Draft EIR shall be printed at 1.5 spacing;
- Five (5) copies of the Third Screencheck Draft EIR and Technical Appendices, provided in either three-ring binders or bound. The Third Screencheck Draft EIR shall be printed at single spacing;
- Seventy-five (75) total copies of the Draft EIR and Appendices, including ten (10) copies of the documents provided in three-ring binders and the remainder bound;
- Thirty-five (35) total copies of the Final EIR, MMRP and Appendices, and Candidate CEQA Findings and Statement of Overriding Considerations (if applicable),

including five (5) copies of the Final EIR provided in three-ring binder and the remainder bound;

- One (1) reproducible master copy of the Final EIR suitable for reproduction on City equipment and not three-hole punched; and
- One computer disk copy or CD ROM version of the Final EIR and related documents that can be read by Microsoft Word 2000.

Prime Consultants must consider the costs of providing Senior or Project Manager level staff and necessary sub-consultants at meetings and hearings throughout the EIR process. Any additional time required to attend staff meetings, public meetings, public hearings or other meetings not listed above shall be reimbursed on a time and material basis with prior authorization by the Environmental Projects Manager, who administers the contract. At a minimum, attendance at the following will be required:

- One (1) Project initiation meeting with the City, Applicant(s), and others as determined by City staff;
- One (1) Project workshop if requested by the City;
- Weekly meetings with City staff to discuss EIR progress and issues as they arise;
- One (1) Resource Conservation Commission meeting;
- One (1) Planning Commission public hearing on the DEIR;
- One (1) Planning Commission hearing on the final EIR
- One City Council meeting on the final EIR

VIII. PUBLIC DISCLOSURE

All proposals submitted in response to this RFP become the property of the City of Chula Vista and public records, and as such, may be subject to public review. Under the California Public Records Act (California Government Code Section 6250 et seq) records in the custody of a public entity generally have to be disclosed unless the information being sought falls into one or more of the exemptions to disclosure set out in Government Code Sections 6354 through 6255. The cover letter of the proposal should contain a paragraph that states whether or not the consultant believes that its proposal does or does not contain information that falls into one of the exemptions of Government Code Sections 6254 through 6255 and whether or not the consultant considers such information confidential.

In the absence of a declaration, the City may be obligated to disclose the proposal to any party that requests it. Regardless of assertions of confidentiality, the proposal contents may still be

disclosed if the City, or a court with jurisdiction, determines that such proposal is a public record requiring disclosure.

IX. CONTRACT TERMS AND CONDITIONS

- A. Issuance of this RFP does not commit the City of Chula Vista to award a contract, or to pay any costs incurred in the preparation of a response to this request. The City retains the right to reject any or all submittals. Selection is dependent upon the negotiation of a mutually acceptable contract with the successful consultant. A sample contract that will be modified to the specifics of this project is provided for your review in Attachment B. No modifications to the standard contract language will be granted. Cost to meet the minimum requirements shall be noted as a part of your proposal response.
- B. Each submittal shall be valid for not less than one hundred and twenty (120) days from the date of receipt.
- C. All insurance shall be provided at the sole cost and expense of the firm selected, unless the requirement is modified or waived by the City. The City reserves the right to modify the insurance limits or to substitute project insurance during contract negotiations.

X. ATTACHMENTS

The following is a list of documents that are attached to the RFP:

- A. Project Setting and Description
- B. Available Environmental Documents Related to the Project
- C. Preliminary Outline of Environmental Impact Report Contents
- D. Draft Table of Contents for an EIR
- E. Standard Three-Party Agreement
- F. Project Schedule

If you have any additional questions regarding this RFP, please call **Steve Power, Environmental Projects Manager at (619) 409-5864.**

Sincerely,

Marilyn R.F. Pongeggi
Environmental Review Coordinator

ATTACHMENT A PROJECT SETTING AND DESCRIPTION

Project Setting

The project site is located in the City of Chula Vista on the north side of H Street between Third Avenue and Fourth Avenue. The site is located in Chula Vista's Central Area on the southern border of the Urban Core Area as described in the General Plan.

Project Description

The 4.6 acre project site is situated in a heavily urbanized area. The project has been designed as a horizontal mixed use development. The project consists of a high rise residential component, retail component, and restaurant component. The residential component would consist of two high-rise towers each containing 91 units. Each tower would be 14 stories or about 200 feet in height. Two levels of underground parking would be provided below each tower. Sixteen townhouses would be constructed on the site.

The retail component of the project extends along H Street. Approximately 13,000 square-feet of condominium subdivided retail space would be constructed. Surface parking for the retail uses would be accessed from H Street and would be screened by retail buildings.

The restaurant component would consist of an approximately 8,600 sq. ft. high-end restaurant. A landscaped parking area would serve the restaurant. The parking area will be accessible from Fourth Avenue and from H Street.

Exhibit 1 Vicinity Map

Exhibit 2 Location Map

ATTACHEMENT B
AVAILABLE DOCUMENTS RELATED TO THE PROJECT

The City will provide the following studies for use in the preparation of the EIR:

Environmental Documents and General Information

City of Chula Vista – City of Chula Vista General Plan
City of Chula Vista – Zoning Ordinance
Mitigated Negative Declaration – Gateway Project

Geotechnical Study

Applicant to provide.

Noise Study

EIR consultant to prepare.

Phase 1 Environmental Site Assessment

Applicant to provide.

Traffic Report

City to provide under separate contract.

Air Quality

EIR consultant to prepare.

Drainage Study

Applicant to provide.

Sewer Study

Applicant to provide.

Water Quality Study

Applicant to provide.

ATTACHMENT C
PRELIMINARY OUTLINE
OF
ENVIRONMENTAL IMPACT REPORT CONTENTS

This outline is intended to be a draft of the contents of the EIR, since additional issues may arise from responses received during the Scoping, Notice of Preparation and public review processes. For purposes of the proposal, these shall reflect a minimum of the issues to be addressed. If candidates determine that there may be additional significant, adverse environmental issues not identified in this exhibit, they should be included in the proposal as “optional tasks”. The City will provide the studies listed in Attachment B, which will in some cases, require verification of adequacy by the Consultant as noted.

In preparing the Draft EIR, the Consultant shall include the sections of an Environmental Impact Report, as set forth in State CEQA Guidelines Section 15122 – 15131. The document shall be formatted in accordance with Attachment D and shall include, but not be limited to the sections listed below.

The Final EIR shall include the Draft EIR (as may be modified in response to comments received during the public review), Responses to Comment Letters, and all Technical Appendices. The draft Candidate CEQA Findings and Statement of Overriding Consideration (SOC), if necessary, shall be provided separately with the Final EIR. A Mitigation Monitoring and Reporting Program shall also be prepared.

TABLE OF CONTENTS

A list of the EIR contents, including a list of tables and exhibits.

EXECUTIVE SUMMARY

An overview of the proposed project, including a list of required discretionary approvals. The summary shall also include a summary of impacts and mitigation measures, known areas of controversy including issues raised by agencies and the public, as well as a summary of alternatives to the proposed project.

INTRODUCTION

Define the purpose, scope and legislative authority of the EIR, requirements of the California Environmental Quality Act (CEQA) and other pertinent environmental rules and regulations. Describe the EIR process, structure, required contents and its relationship to other potential responsible or trustee agencies.

ENVIRONMENTAL SETTING

Provide a description of the existing site conditions. Provide an overview of the local and regional environmental setting of the project (CEQA Guidelines Section 15125).

PROJECT DESCRIPTION

Provide the project location within the regional context, and a description of the project including proposed land uses, circulation, and phasing. Provide an overview of the project's background and objectives. List the required discretionary permits and approvals.

ENVIRONMENTAL IMPACT ANALYSIS

Each environmental impact section of the EIR shall contain a discussion of the existing conditions, potential environmental impact, recommended mitigation measures to significantly reduce or avoid the impact(s), and an analysis of significance (CEQA Guidelines Section 15126). For each issue, the threshold of significance shall be identified.

The following is a preliminary outline of environmental issues to be addressed in the EIR:

Land Use, Planning and Zoning

The land use analysis shall describe existing plans and policies that affect the project site. The land use section shall address any proposed changes to land use designations, zones, development intensity, and infrastructure. The analysis shall address compatibility with adjacent land uses and intensities of development with particular emphasis on the transition between the proposed land uses and adjacent existing land uses. As such, the EIR shall include a plan-to-plan and plan-to-ground analysis.

Biological Resources

The project site consists of buildings and parking lots located within a heavily urbanized area. There are no biological resources on the site.

Landform Alteration/Aesthetics

The EIR shall analyze the impact of proposed site development upon the existing landform and community character. In addition, this section shall address the visual impact of the proposed project from public vantage points. The project will be highly visible from a variety of vantage points.

Noise

A noise analysis will be prepared by the EIR consultant to assess both the operation and construction phases of the project. The noise analysis shall examine the potential impacts associated with short-term construction and vehicular impacts (utilizing the projected traffic counts) upon surrounding uses including sensitive receptors (hospital). Noise impacts will be related to the established City performance standards, and appropriate mitigation measures provided if necessary.

Air Quality

An analysis of potential air quality impacts will be prepared by the EIR consultant and be presented in the EIR based upon the results of an air quality analysis that utilizes the projected traffic counts (short-term, long-term and buildout conditions) to quantify mobile source emissions. The project's relationship to regional air quality and land use assumptions will be presented in the EIR. The EIR will also evaluate the potential for carbon monoxide (CO) "hotspots", as well as potential impacts to nearby existing and future sensitive receptors. Potential air quality impacts as a result of construction activities will also be addressed particularly with regard to sensitive receptors.

Transportation, Circulation and Access

A traffic analysis will be prepared under separate contract that assesses the project's effect on the planned transportation network. The EIR shall identify potential impacts based upon City traffic thresholds, and recommend improvements to the circulation system which would mitigate the project's significant impacts to below a level of significance.

Hydrology and Drainage

The EIR shall identify drainage impacts by incorporating the applicant prepared drainage report. Appropriate mitigation measures, including best management practices for the construction and post construction condition, will need to be identified, as necessary, to reduce project related impacts.

Geology and Soils

The EIR shall identify impacts by incorporating the applicant prepared geological report. A geotechnical investigation will assess site conditions and provide recommendations for earthwork construction. The conclusions and recommendations of the report should be summarized and any necessary site preparation measures should be included as either standard conditions or as mitigation measures, as appropriate.

Public Services and Utilities

The analysis shall address the ability to provide services and facilities related to Sewer and Water, Police, Fire, Emergency Medical Service, Solid Waste Disposal, Gas and Electricity, Telephone and Cable. Other facilities, such as transportation and drainage facilities which have been addressed in other sections of the EIR, should be appropriately referenced.

Compliance with the City Threshold and Standards Policy and Findings of Fact

The Consultant must review the project's compliance with the City of Chula Vista's growth management standards that pertain to the following public services and utilities, and fiscal issues:

Drainage
Traffic
Fiscal
Police

Water
Air Quality
Sewage
Fire/Emergency Medical Services

OTHER CEQA MANDATED EIR SECTIONS

In accordance with Article 9 of the State CEQA Guidelines, the EIR will contain a discussion of the irreversible environmental changes that will result from the proposed project, unavoidable significant impacts and those effects found not to be significant. Other key components of this section include the following:

Cumulative Impacts

Evaluate whether individual project impacts are cumulatively significant when viewed in combination with other projects. Discuss the potential of the proposed project to compound or increase adverse environmental impacts when added to other closely related past, present and reasonably foreseeable future projects and project impacts. Focus on the potential for any newly identified cumulative impacts that are associated with the proposed project. Discuss any indirect, cumulative impacts and evaluate compliance with adopted "Threshold Standards" and applicable policies and programs.

Growth Inducement

Assess the potential of the proposed Precise Plan to induce economic or population growth and the construction of additional housing, either directly or indirectly, in the surrounding environment. Evaluate the project relative to the phasing of community services and facilities to serve new development.

Discuss the potential for the use of large amounts of fuel or energy. Evaluate compliance with regional and local growth management policies, and determine compliance with the Chula Vista Threshold Standards.

ALTERNATIVES

Provide a reasonable range of project alternatives that could feasibly attain the basic objective of the Precise Plan. Project alternatives that reduce significant environmental impacts must be included in the EIR to comply with CEQA's mandate to avoid significant environmental impacts. Assess the potential environmental damage associated with each alternative in the Draft and Final EIRs and provide a quantitative, comparative analysis for the relative environmental impacts and merits of each project alternative. The "No Project Alternative" must be included and should be evaluated as a "No Development" Alternative.

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) will be developed at the Draft EIR stage and should include monitoring team qualifications, specific monitoring activities, a reporting system and criteria for evaluating the success of the mitigation measures. The MMRP will be adopted concurrently with the decision-making and public hearing processes. Mitigation measures must be written in sufficient detail to address impacts at the Precise Plan and Tentative Map level, referencing the appropriate implementing permits such as grading permits, final maps, and landscape plans.

REFERENCES, PERSONS AND AGENCIES CONTACTED AND EIR PREPARATION

The EIR shall include lists of all references and persons and agencies contacted used in preparation of the EIR. In addition, the EIR shall list all persons involved in the preparation of the document and their title and role.

Candidate CEQA Findings

Candidate CEQA Findings will be prepared for submittal to the City of Chula Vista Design Review Committee. The draft Candidate CEQA Findings should be submitted at the beginning of the public review period of the Draft EIR to allow sufficient time to review for completeness and adequacy. The CEQA findings shall specify which mitigation measures have been incorporated into the project, as well as those feasible mitigation measures that have not been incorporated and explain why they have been found to be infeasible. The Findings will also identify feasible alternatives that could reduce adverse project impacts but that are not being adopted and will provide specific considerations as to why the alternatives are infeasible. The Findings shall also identify any changes or alterations that are within the jurisdiction of another public agency. If applicable, a Statement of Overriding Considerations shall be prepared. The Findings shall follow the format and style as generally accepted by the City of Chula Vista.

Appendices

The Appendices shall include an Initial Study, a copy of the Notice of Preparation (NOP), Responses to the NOP, and any technical studies prepared for the project that are not a part of the EIR.

**ATTACHMENT D
DRAFT TABLE OF CONTENTS**

- 1.0 Executive Summary**
- 2.0 Introduction**
 - 2.1 Purpose**
 - 2.2 Scope of the EIR**
- 3.0 Environmental Setting**
- 4.0 Project Description**
 - 4.1 Background**
 - 4.2 Project Objectives**
 - 4.3 Project Description**
 - 4.4 Discretionary Actions/Approvals**
- 5.0 Environmental Impact Analysis**
 - 5.1 Land Use, Planning and Zoning (all Environmental Impact Analysis sections to be divided into the following five subsections)**
 - 5.1.1 Existing Conditions**
 - 5.1.2 Thresholds of Significance**
 - 5.1.3 Impacts**
 - 5.1.4 Level of Significance Prior to Mitigation**
 - 5.1.5 Mitigation Measures (numbered 5.1.5.1, 5.1.5.2, 5.1.5.3, etc.)**
 - 5.1.6 Level of Significance After Mitigation**
 - 5.2 Landform Alteration/Aesthetics**
 - 5.3 Noise**
 - 5.4 Air Quality**
 - 5.5 Transportation, Circulation and Access**
 - 5.6 Hydrology, Drainage and Water Quality**
 - 5.7 Geology and Soils**
 - 5.8 Public Services and Utilities**
 - 5.8.1 Water**
 - 5.8.2 Sewer**
 - 5.8.3 Police Protection**
 - 5.8.4 Fire Protection**
 - 5.8.5 Emergency Medical Service (EMS)**
 - 5.8.6 Solid Waste Disposal**
 - 5.8.7 Gas and Electric**
 - 5.8.8 Telephone and Cable**
 - 5.9 Compliance with the City Threshold and Standards Policy**

- 6.0 Cumulative Impacts**
- 7.0 Growth Inducement**
- 8.0 Significant Irreversible Environmental Changes**
- 9.0 Effects Found Not To Be Significant**
- 10.0 Project Alternatives**
- 11.0 References**
- 12.0 List of Preparers/Organizations Consulted**

Attachment E
STANDARD THREE-PARTY AGREEMENT